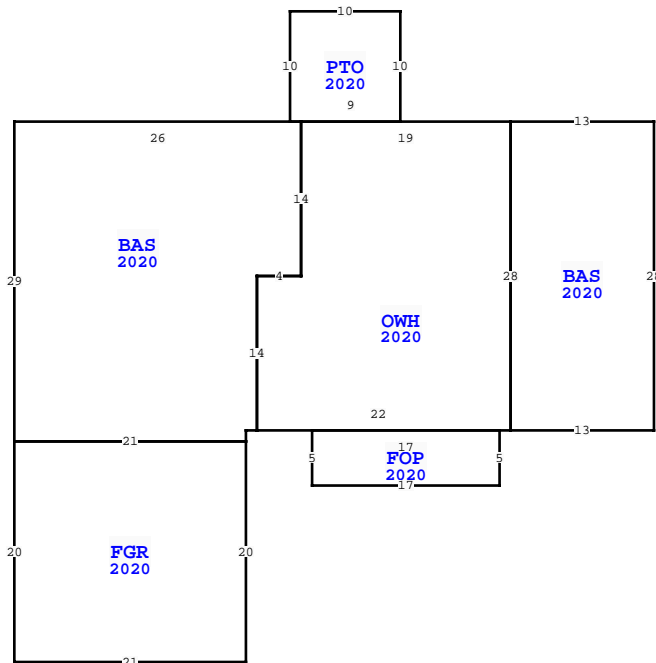




ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	VYL PLANK 60			
Interior Floo	14	CARPET 40			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		4 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA 01			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100	2020	364	37,971
BAS	693	100	2020	693	72,289
FGR	420	50	2020	210	21,906
FOP	85	30	2020	26	2,712
OWH	588	100	2020	588	61,337
PTO	100	5	2020	5	522
TOTALS	2,250			1,886	196,735

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2022										
Heated Area: 1645						HX Base Yr 2022						



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			207,058	
TOTAL MARKET OB/XF VALUE			3,560	
TOTAL LAND VALUE - MARKET			73,800	
TOTAL MARKET VALUE			284,418	
SOH/AGL Deduction			0	
ASSESSED VALUE			284,418	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			234,418	
TOTAL JUST VALUE			284,418	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			286,735	
2022 HX ADDED				
PU NEW UGR/UCP CC 1/13/21				
5 YR PRCL CK, PU NEW SFD & XFOB LN 1,2				
2019 AG RENEWAL REC'D				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000802	GARAGE & LEAN TO-	0	08/26/2020	
19001579	SFD-CO	0	12/30/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1162/0819	7/30/2020	WD Q	I 01	258,900
GRANTOR: BARNES ROBERT BRIAN S				
GRANTEE: BARNES ROBERT BRIAN				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W13 S28 OWH=[YR=2020] N28 W19 S14 W4 S14				
BAS=[YR=2020] N14 E4 N14 PTO=[YR=2020] E9 N10 W10 S10 E1\$ W26				
S29 E21 FGR=[YR=2020] W21 S20 E21 N20\$ N1 E1\$ E22				
POP=[YR=2020] W17 S5 E17 N5\$ E1\$ E13 N28\$.				

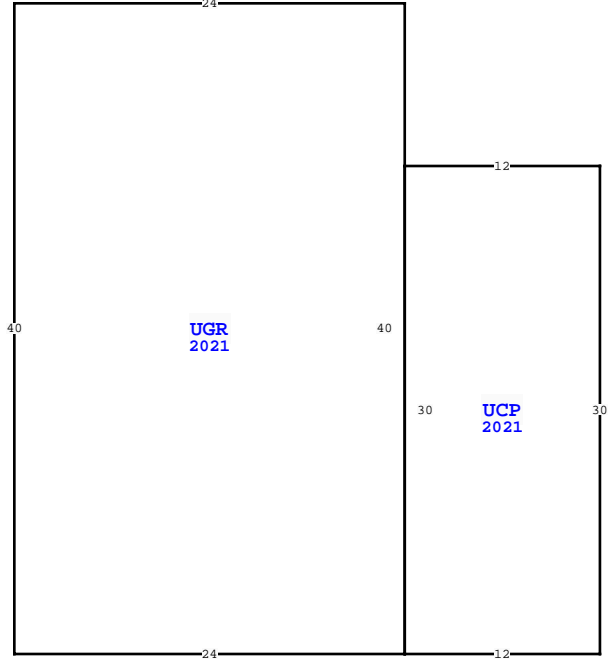
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	CONCRETE D	0	100	20	17			6.00	100	2020	2020	3	89	1,816	
2	0211	CONCRETE W	0	100	44	4			6.00	100	2020	2020	3	89	940	
3	0210	CONCRETE D	0	100	24	6			6.00	100	2021	2021	3	93	804	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100			0.00	0.00	1.64	AC		1.00	1.00	1.00	45,000.00	45,000.00	73,800								



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall		N/A		100	
Interior Floo	03	CONC	FINSH	70	
Interior Floo		N/A		30	
Heating Type		N/A		100	
Air Condition	00	N/A		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA		01	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UCP	360	20	2021	72	1,630
UGR	960	40	2021	384	8,693
TOTALS	1,320			456	10,323

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 SFR UFGR		100%	- 2022								
Heated Area: 0						HX Base Yr 2022					



WAKULLA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			207,058
TOTAL MARKET OB/XF VALUE			3,560
TOTAL LAND VALUE - MARKET			73,800
TOTAL MARKET VALUE			284,418
SOH/AGL Deduction			0
ASSESSED VALUE			284,418
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			234,418
TOTAL JUST VALUE			284,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,735

000-04299-001  
 PHASE III OF SCENIC STREAM PHASE III  
 33.736 AC S/O FROM PRNT PRCL TO CREATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1162/0819	7/30/2020	WD Q	Q	I	01	258,900
GRANTOR: BARNES ROBERT BRIAN S						
GRANTEE: BARNES ROBERT BRIAN						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BLD DATE		11/18/2021	MMJS	LGL DATE	
XF DATE	11/18/2021	MMJS	LAND DATE	11/18/2021	MMJS
INC DATE			AG DATE		

BUILDING NOTES											
BUILDING DIMENSIONS											
UCP=[YR=2021] W12 S30 UGR=[YR=2021] N40 W24 S40 E24\$ E12 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV